



# Landscaping & Screening

Proposed Zoning Ordinance Amendment Status Update

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Planning Commission's Land Use Process Review Committee  
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# Scope

## Zoning Ordinance Section 5108 Landscaping and Screening

- Review and update
- There are many resources related to this topic

| Topic   | Resource                    | Administrating Agency |
|---|-----------------------------|-----------------------|
| Conservation of trees during land development | Code of Virginia 15.2-961.1 | LDS, UFMD             |
| Tree Conservation Ordinance                   | FCC Chapter 122             | LDS, UFMD             |
| Tree Conservation                             | PFM Chapter 12              | LDS, UFMD             |
| Health and Safety Menaces                     | FCC Chapter 46              | DCC, HD               |
| Heritage, Specimen, Memorial and Street Trees | FCC Chapter 120             | UFMD                  |
| Chesapeake Bay Preservation Ordinance         | FCC Chapter 118             | LDS                   |
| Stormwater Management Ordinance               | FCC Chapter 124             | LDS                   |
| Storm Drainage                                | PFM Chapter 6               | LDS                   |
| Street Trees                                  | Urban Design Guidelines     | DPD                   |

# Outreach to date

## Land Use Committees

- Hunter Mill Land Use Committee
- Franconia Land Use Committee
- Providence District Council
- McLean Citizens Association's Planning and Zoning Committee
- Braddock District Land Use and Environment Committee
- Mason District Council
- Joint Sully District Land Use and Transportation Committee
- South County Federation
- Mount Vernon Council of Citizens
- Springfield District Land Use Committee
- Great Falls Citizens Association Land Use and Zoning Committee
- Mason District Land Use Advisory Committee

## Stakeholders/Other Committees

- Environmental Quality Advisory Council (EQAC)
- Tree Commission
- G-7 Committee

## Development Community

- Development Process Advisory Committee
- NVBIA/NAIOP
- zMOD Land Use Attorneys Work Group

## Work Groups

- Landscaping and Screening Work Group
- Parking Reimagined Work Group

# Timeline

## September 2022

- Creation of work group
- Shaping amendment

## October 2022 to March 2023

- Public Outreach
- Review of Consultant's research and report

## April 2023

- Started developing proposal

## May 2023

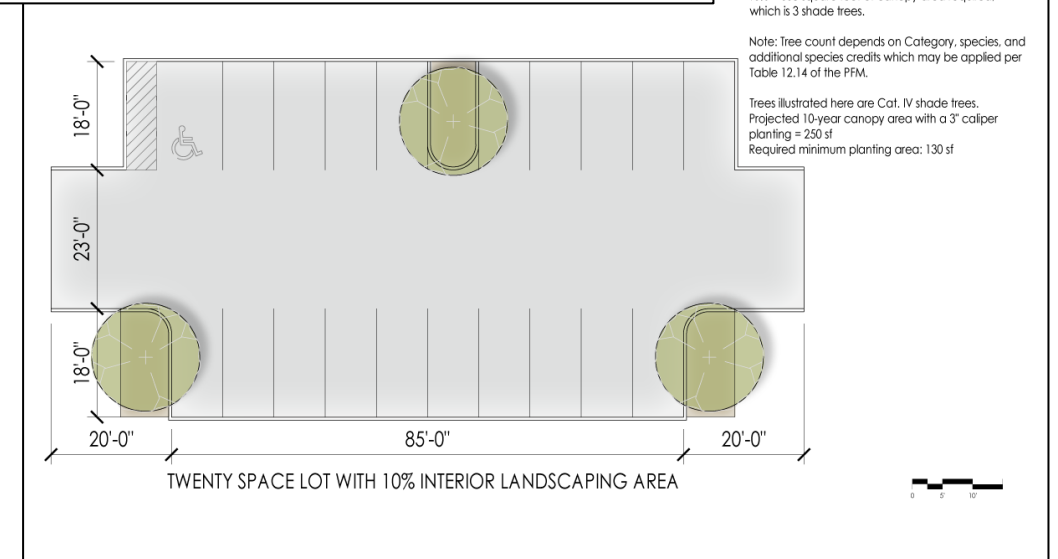
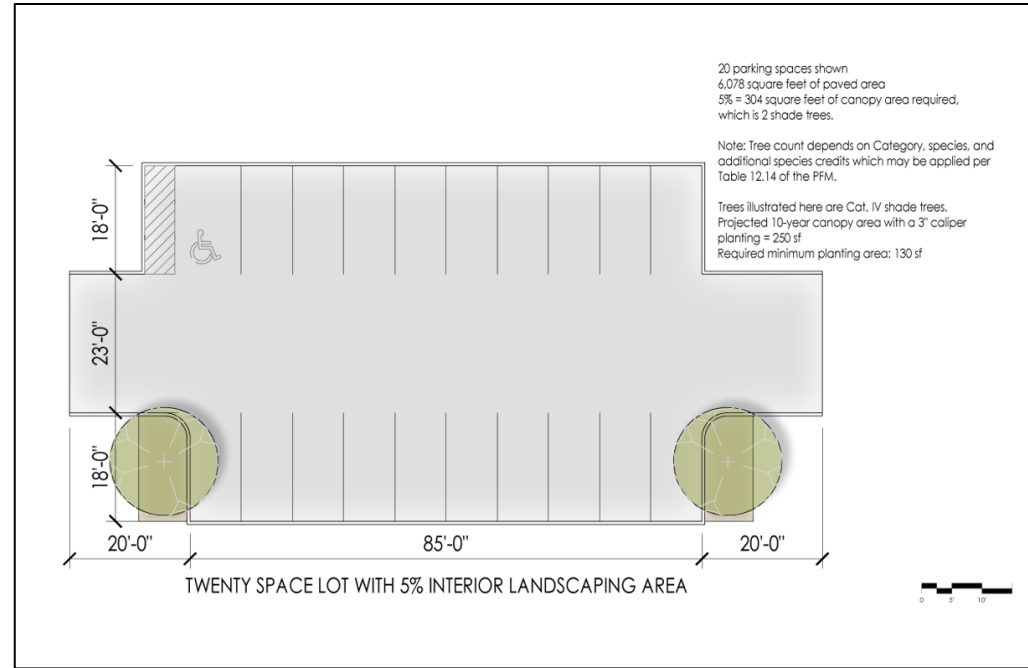
- Board LUPC
- Planning Commission LUPR
- Continue Public Outreach



# Possible Changes

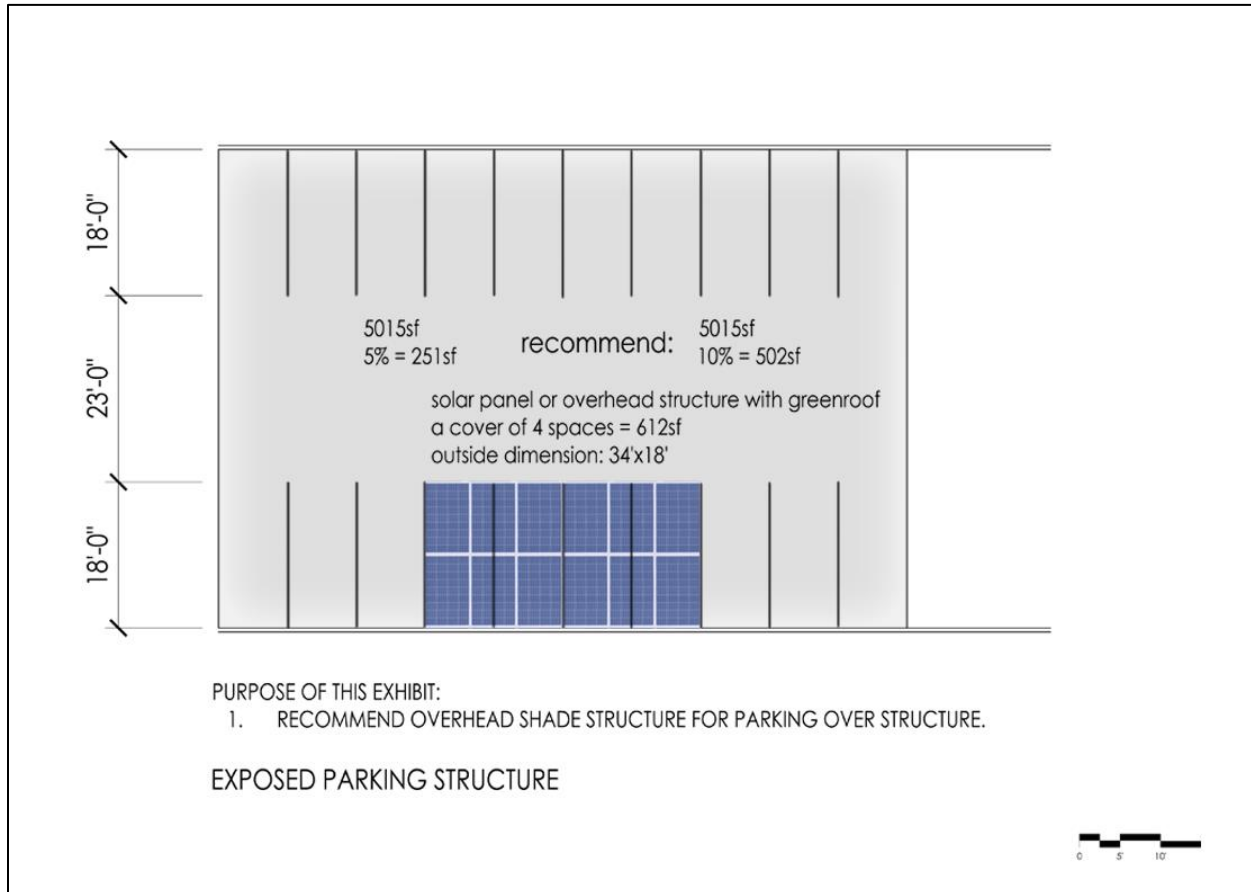
# Parking lot landscaping

- Revise applicability from 20 parking spaces to 10 parking spaces
- Interior Parking Lot Landscaping
  - Increase requirement from 5% to 10%
  - Establish a spatial distribution requirement
  - Applies to surface parking lots only



\* Exhibits created by LSG Landscape Architecture

# Parking lot landscaping (continued)



- Shade Requirements for Parking Decks **(NEW!)**
  - Shade structure must provide shade to 10% of top level of parking deck
  - Incentivize the use of solar canopies

\* Exhibit created by LSG Landscape Architecture

# Parking lot landscaping (continued)

## Parking Lot Lighting (NEW!)


- Require light poles to be located outside of planting islands
- Establish distance requirement between light pole and tree planting

## Peripheral Parking Lot Landscaping

- Add requirement for shrubs within the landscaping strip
- Add peripheral parking lot requirements for lots not abutting right-of-way back in the Zoning Ordinance



# Transitional screening and barriers

- Remove requirement for uses located across the street
- Revise the application of requirements for mixed-use developments within P Districts
- Remove requirement for single-family attached dwellings to provide screening when abutting single-family detached dwellings
- Remove chain link fence as an option 
- Revise transitional screening and barriers table from individual uses to use classifications or categories

## Transitional Screening

Type I 25-foot width

Type II 35-foot width

Type III 50-foot width

## Barriers

| Type | Height    | Materials   |
|------|-----------|---|
| A    | 42-48 in. | Wall of brick or architectural block                |
| B    | 42-48 in. | Solid wood or otherwise architecturally solid fence |
| C    | 42-48 in. | Evergreen hedge                                     |
| D    | 42-48 in. | Chain link fence                                    |
| E    | 6 ft      | Wall of brick or architectural block                |
| F    | 6 ft      | Solid wood or otherwise architecturally solid fence |
| G    | 6 ft      | Chain link fence                                    |
| H    | 6 ft      | Variety of trees                                    |

# Transitional screening and barriers (continued)

- 18 different use groups
  - Some groupings are no longer suitable
- Lengthy and challenging to navigate

Portion of Existing Table for reference

**Table 5108.2: Transitional Screening and Barrier Types by Use**  
 Roman numerals in individual cells represent transitional screening type required (I, II, or III)  
 Letters in individual cells represent barrier type required (A through H)  
 \* Denotes "as may be required by the Director"  
 See subsection 5108.6.A(1) above for direction on how to read this table.

| Use # | Use   | 1                 | 2                 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |  |
|-------|---|-------------------|-------------------|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|--|
| 1     | Dwelling, single-family detached  |                   |                   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |  |
| 2     | Dwelling, single-family attached  | I<br>B,<br>A*     |                   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |  |
| 3     | Bed and breakfast<br>Dwelling, multifamily<br>Live-work development<br>Manufactured home<br>Stacked townhouse   | I<br>D, E<br>or F | I                 |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |  |
| 4     | Adult day care center<br>Adult day support center<br>Child care center<br>Religious assembly<br>Religious assembly with private school, specialized instruction center, or child care center<br>School, private<br>Specialized instruction center | I<br>D, E<br>or F | I<br>D, E<br>or F | H |   |   |   |   |   |   |    |    |    |    |    |    |    |    |  |

# Transitional screening and barriers (continued)

## Option 1: Redesign table using the Use Classifications

| TABLE 5108.2: Transitional Screening and Barrier Types |                            |                            |   |                              |                 |
|--|----------------------------|----------------------------|---|------------------------------|-----------------|
| Use Classification<br>(See Article 4 Use Tables)       | Adjacent Use               |                            |   |                              |                 |
|  | Single- Family Dwellings   | All Other Residential Uses | Public, Institutional, and Community Uses | Commercial Uses              | Industrial Uses |
| Single-Family Dwellings                                | None                       | None                       | None                                      | None                         | None            |
| All Other Residential Uses                             | Type I<br>Barrier E or F   | None                       | None                                      | None                         | None            |
| Public, Institutional, and Community Uses              | Type II<br>Barrier E or F  | Type II<br>Barrier E or F  | None                                      | None                         | None            |
| Commercial Uses  | Type II<br>Barrier E or F  | Type II<br>Barrier E or F  | Barrier E or F                            | None                         | None            |
| Industrial Uses  | Type III<br>Barrier E or F | Type III<br>Barrier E or F | Type I<br>Barrier E or F                  | Type I<br>Barrier A, B, or C | None            |

\* This is for discussion purposes only. The proposed transitional screening and barriers is an ongoing discussion.

# Transitional screening and barriers (continued)

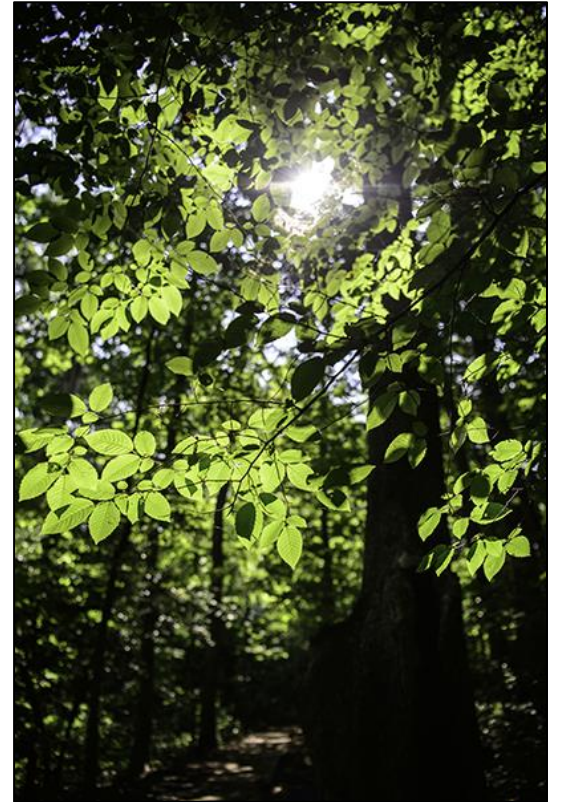
Option 2: Redesign table into four separate tables based on Use Classifications. Requirements would be based on Use Categories.

| TABLE 5108.#: Transitional Screening and Barrier Types by Use When Adjacent to Residential Uses |                                  |                                  |                            |              |
|---|----------------------------------|----------------------------------|----------------------------|--------------|
| Use Classification (See Article 4 Use Tables)   | Adjacent to Residential Uses     |                                  |                            |              |
| Use   | Dwelling, single-family detached | Dwelling, single-family attached | All other Household Living | Group Living |
| <b>Residential Uses</b>   |                                  |                                  |                            |              |
| Dwelling, single-family detached  | None                             | None                             | None                       | None         |
| Dwelling, single-family attached  | None                             | None                             | None                       | None         |
| All other Household Living  | Type I; Barrier E or F           | Type I                           | None                       | None         |
| Group Living  | Type II; Barrier E or F          | Type II; Barrier E or F          | Type II; Barrier E or F    | None         |
| <b>Public, Institutional, and Community Uses</b>  |                                  |                                  |                            |              |
| <i>All categories would be listed here</i>  |                                  |                                  |                            |              |
| <b>Commercial Uses</b>  |                                  |                                  |                            |              |
| <i>All categories would be listed here</i>  |                                  |                                  |                            |              |
| <b>Industrial Uses</b>  |                                  |                                  |                            |              |
| <i>All categories would be listed here</i>  |                                  |                                  |                            |              |

\* This is for discussion purposes only. The proposed transitional screening and barriers is an ongoing discussion.

# Existing vegetation

- Existing provisions allow for use of existing vegetation
  - Waivers and modifications are common
    - Reviewed on a case-by-case basis
- Further encourage use of existing vegetation
  - Allow a variation in the required mix of evergreen and deciduous trees, if a certain amount of existing vegetation in the transitional screening area is retained.



# Street frontage landscaping (NEW!)

- Planting strip required parallel to public and private streets
  - Width: at least 10 feet
  - One tree per 30 feet of linear frontage
  - Not required for
    - Internal drive aisles
    - Lots developed with single-family dwellings
  - Not required when peripheral parking lot landscaping is required



↑  
Street Frontage  
Landscaping

↑  
Street Trees  
required by Urban  
Design Guidelines

# Other changes

## Purpose

Broaden purpose statement to support placemaking, encourage mixed-use developments, as well as enhance ecological and social or recreational spaces.

## Utility Easements

**(NEW!)**

Require new utility easements to be located outside of landscaping, except to cross perpendicularly.

## Waivers and Modifications

- Consolidate the waiver and modification provisions into the same subsection.
- Simplify the waivers and modifications into broader options.

## Maintenance

Add clarifying language that addresses improper pruning of the required landscaping.

# Proposed schedule

**May 16, 2023**

Board's Land Use Policy Committee

**May 25, 2023**

Planning Commission's Land Use Process Review Committee

**June 2023**

Continued Outreach

**July 18, 2023**

Board's Land Use Policy Committee to present draft text



# Visit the Landscaping & Screening webpage:

<https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/landscaping-screening>



PLANNING & DEVELOPMENT

